

Real Estate News

Ruppert Buys
Tall Building
In 4th Ave.

Colonel Gets 16-Story Loft
at Corner of 29th St. Held
at \$1,500,000; Give
Realty in Other Payment

Max N. Natanson sold to Colonel Jacob Ruppert, brewer and part owner of the Yankee baseball club, 432 Fourth Avenue, northwest corner of Twenty-ninth Street, 107,880, a sixteen-story store, office and loft building, retaining for about \$155,000 and held at \$1,500,000. Colonel Ruppert, besides paying to Mr. Natanson a large amount of cash, gave in exchange a number of free and clear properties, among them the following:

888 Eighth Avenue, southeast corner of Fifty-third Street, a five-story flat, 22x30; 600 East Eighth Avenue, southeast corner of East End Avenue (Avenue B), a four-story flat, 26x31; 1717 First Avenue, southwest corner of Eighty-ninth Street, a five-story flat, 25.8x77; 1433 Avenue A, corner of Seventy-ninth Street, a four-story flat, 25x78; 632 Tenth Avenue, southeast corner of Forty-fifth Street, a five-story flat, 25x75; 300 West 141st Street, southwest corner of Eighth Avenue, a five-story flat, 25x100; the northwest corner of Third Avenue and 137th Street, a vacant plot, 22x102x30.

An interesting sidelight on the transaction is that the Metropolitan Life Insurance Company had a mortgage for \$600,000 on the Fourth Avenue property and recently increased its loan to \$725,000.

C. E. Depler was the broker. Mr. Natanson's attorneys were Walter M. Wechsler and Alexander S. Natanson, while Colonel Ruppert was represented by Fitch & Grant.

Sales of Fine Dwellings
On East and West SidesWalter Luttgen Estate Parts
With House in 75th Street
Owned for Many Years

Slawson & Hobbs sold for the estate of Walter Luttgen a five-story dwelling at 48 West Seventy-fifth Street, 21x102.2, to Mrs. Clara C. Morell, who plans extensive alterations for occupancy. The late Mr. Luttgen was a partner of August Belmont & Co., and had owned the property for many years.

The Wood, Dolson Company, Inc., through its representative, I. M. Penock, sold for Charles M. Haynes the five-story American basement dwelling at 807 West Ninetieth Street, 18x100, between West End Avenue and Riverside Drive. The property will be altered into apartments. The J. Rosanne Brown Company were the associate brokers.

William S. P. Prentice sold to Gertrude I. Berghoff the four-story dwelling at 53 East Fifty-fifth Street, 20x100.

Frieda Weinberg sold to Juana S. Sanjauro the four-story dwelling at 66 West Eighty-fifth Street, 25x102.2.

May B. Egan sold to Gustave Ross the four-story dwelling at 51 East Fifty-fifth Street, 20x100.5.

Angela C. C. sold for Mrs. A. H. Bum to Dr. A. L. West 114 East Sixty-first Street, a three-story dwelling, 16x100.5.

Antio Lombardi sold to Giovanni Bini the three-story dwelling at 160 East 117th Street, 26x100.

Margaret Burns sold to William S. P. Prentice the three-story dwelling at 308 East Eighty-first Street, 15x102.2.

Ernest T. Bower sold to Harry Goldberg the three-story dwelling at 212 West 128th Street, 16x100.

Charles A. DuBois sold to Elias Silberstein to Mrs. Katherine Rathmacher, present tenant, the four-story apartment building at the northeast corner of 143d Street and Convent Avenue, 19.1x100.

Jacob Bloom sold to Yetta Levitas the five-story apartment, 1948 Levitas Avenue, southeast corner of 177th Street, 99.1x72.5.

508 Wehrer Court sold for a client, Mrs. Lichtenstein, 1857 Morris Avenue, a three-story dwelling, 32x22, to Samuel Petersel.

Louis Marks, of Ryan & Co., sold for Rose Lichtenstein, 1857 Morris Avenue, a three-story dwelling, 32x22, to Samuel Petersel.

Sidney L. Warsawer leased a store in the building now being completed at the southwest corner of Broadway and Eighty-fifth Street to M. Tannenbaum & Co., Inc., tailors, for an aggregate rental of approximately \$50,000.

The Adler Shoe Company leased the store at 52 Broadway, corner of Wall Street. Extensive alterations are planned.

Henry Shapiro & Co. leased a store at 101 West Forty-sixth Street to the Manhattan Dyers and Cleaners.

Brooks & Momand placed a first mortgage loan of \$300,000 with the Emigrant Industrial Savings Bank on property of Mitchell Lehman at 245-246 West Forty-second Street and 250-252 West Forty-third Street.

M. Morgenstern Jr. Company and Frederick Zittel & Sons placed for Dr. A. L. Garbat a first mortgage loan of \$40,000 at 6 percent for five years on the two dwellings 113-115 East Eighty-fifth Street, which were recently purchased by Dr. Garbat through the M. Morgenstern Jr. Company. The lender is the Brooklyn Savings Bank.

New Flushing Dwellings Sold

Fred Johnson, builder, sold through the Halpern Agency and W. U. H. Roadick the Colonial dwelling on the west side of Jamaica Avenue near Larch Street, Flushing, to Peter Rogers, of Glen Cove, L. I.

John Larkin purchased the new dwelling recently built by Herbert E. Grover on the west side of Twelfth Street, near Mitchell Avenue, Flushing. J. Albert Johntra was the broker.

Flats for Rockaway Park

The Arnold Realty Corporation, M. Rosenthal, president, leased from Jacob Goldberg for eighty-four years, with the privilege of purchasing the property, 60x110, at the corner of 115th Street and Washington Avenue, Rockaway Park. It is one block from the Long Island station. The Lewis L. Rosenthal Company was the broker. Plans are being drawn for the erection of stores and apartments to cost about \$60,000.

Yale University Sells Business Building in West 54th St.

Cammann, Voorhees & Floyd sold for Yale University 138 West Fifty-fourth Street, a three-story business building, 26x100. The sellers acquired the property by inheritance from William B. Ross, who purchased it in 1868.

Hartford Insurance Company To Locate in 42d Street

Brown, Wheelock-Harris, Vought & Co., Inc., has leased offices in the new Every Savings Bank Building, at 110 East Forty-second Street, to the Aetna Life Insurance Company, of Hartford, Conn.

Hyland Court Among
Sales of West Side FlatsCorporation Purchases House
in 176th Street; Investing
in East Side Houses

The Benburn Corporation sold to the Higginson Holding Corporation, Selig Voit president, and represented by Julius H. Zieser, the five-story apartment, Hyland Court, at 574 and 576 West 176th Street, 75x87.1, subject to mortgage for \$113,150.

Jerome A. Kohl sold to the 225 Corporation (Bing & Bing) the five-story apartment at the northwest corner of Central Park West and Eighty-second Street, 27x100.

Benjamin C. Faulkner and others sold to Max Baum the five-story tenement with stores at 773 Eighth Avenue, 25x100.

John Glaser sold to Emily Schaft the four-story flat at 409 East Eighty-fifth Street, 25x102.2.

Ernest H. Nohn sold to Samuel Carasso the five-story flat at 31 West 114th Street, 20x100.11.

Flag Makers Get
Control of William
Street Block FrontAnnis & Co. Now Own Realty
Between Fulton and
Ann Sts. by Acquiring
Corner Held at \$185,000

The Broadway-John Street Corporation, Elias A. Cohen president, sold through Charles F. Noyes Company to Louis Annis Ames, president of Annis & Co., 152 and 154 William Street, southeast corner of Ann Street, a four-story building. In acquiring this property Mr. Ames now owns the entire block on the east side of William Street from Fulton to Ann. This is the third purchase in the block by Annis & Co. The original purchase, 144 William Street, was in 1897, for \$106,000. In 1907 they acquired 146, 148 and 150 William Street. Within ten years the rentals on this property have increased from \$4,800 per annum to about \$17,000 per annum. The combined plot now owned by Annis & Co. contains 6,000 feet, with 220 feet of street frontage. The property just purchased is valued at \$185,000 and the Annis Ames holding at this point are valued at approximately \$900,000. A modern office building will be erected on the combined plotage at the expiration of the present leases. The attorneys in the transaction were Alfred J. Wolf, Jerome Eisner and Major Walter B. Hopping.

Emma P. Dickie and others sold the five-story flat at 32 West Twenty-eighth Street, 22.6x98.9, to Jacob H. Matfus, who conveyed it to the Harding Lunch Company.

Maurice Wertheim sold for the Nevel Realty Corporation, Arnold Leven president, the five-story front and rear buildings at 228 East Forty-first Street, 22.6x99.9. After extensive alterations the buildings will be used by the purchasers for their own business.

John M. Jordan sold to Max Pollak the one-story building at 418 East Seventy-fifth Street, 37.6x102.2.

Trading in Large and Small Apartments in Bronx

The Manport Realty Company, I. Portman, president, bought from Frederick S. Schlesinger, the six-story apartment at the northeast corner of Prospect Avenue and 164th Street, 75x75, held at \$140,000. Blackner & Goldner were the brokers.

The Tuscombia Construction Company sold to the Jessup Holding Corporation the six-story apartment, at the northwest corner of Jessup and Boscebel Avenues, 118.6x122.3. It was transferred subject to a mortgage for \$135,000.

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Storer, and at 34 East Fifty-first
Street for French & French to A. P.
Dennis.

Albert B. Ashforth, Inc., leased apartments at 15 West Sixty-seventh Street to W. Lloyd Wright; at 140 West Fifty-fifth Street to Mrs. A. R. Thompson, and at 39 West Sixty-seventh Street to Albert D. Cowles. Culver & Co. leased an apartment at 139 East Sixty-seventh Street, to Mrs. Jessica M. Beattie.

REAL ESTATE—SAY OR RENT

Manhattan
WEST 71ST ST. BET. COLUMBUS AND Central Park West, 4-story and basement, 24x100, parquet floor throughout, in perfect condition; must be sold at once; \$25,000, worth \$45,000; possession at once; COUGHLIN & CO., Inc., 200 West 123d St.

Westchester
Said for book, SUBURBAN WEST, CHESTER, giving vital information about the various towns of Westchester County. Send postage four cents. Prince & Hiley, 141 Madison Ave., New York City.

1-ROOM Colonial house, all improvements; corner lot, 60x100; average, 5 minutes to train and trolley; 15 min. to Rye Beach; price \$11,000. A. L. FILLIPS & SON, 200 West 123d St., New York City.

New Jersey
TWO NEW HOUSES
Only 30 minutes from Hudson Terminal, in restricted N. J. suburb; every improvement; large plots, \$7,000 and \$8,000; small amount of cash required. Frank Miller, 13 Park Row. Barclay 5885.

FREE list of houses for sale and rent. Write VAN WINKLE CO., Rutherford, N. J.

Connecticut
FURNISHED 9-room colonial house, all improvements, 5 acres, 5 minutes from station, 1 hour to New York; Oct. 1 to June 1, \$100 per month. Mrs. Hume Leand, 1000 Westchester Heights, Conn. Phone Darien 267.

GREENWICH, CONN.—For sale, 6-room cottage, nearly new, conveniently located in attractive section; plot \$8,175; asking \$15,000; made offer; sacrifice for quick action. Phone Greenwich 1764.

APARTMENTS TO LET—FURNISHED
Manhattan
13 E. 68TH ST.
Two and three room apartments.
Several furnished. \$1,200 to \$2,000.
Maid, valet and restaurant service.

53TH ST. (Riverside Drive, also Broadway, 51st St.) 2, 3, 4 and 5 rooms; everything new; immediate possession. Call at 240 Broadway (51st).

15TH ST. 138 WEST—Two rooms, bath, kitchenette, modern; \$50. Watkins 6449. Superintendent.

Long Island
SUITES of 1, 2 and 3 rooms with bath, with complete hotel service, within fifty minutes of Manhattan Station, at \$120 per month and up. THE NASSAU HOTEL, LONG BEACH, L. I. Open All Year.

APARTMENTS TO LET—UNFURNISHED
Manhattan
THE BELFORT
Exclusive High Class Elevator Apt. Overlooking Palisades and Hudson River. LATEST DECORATIVE EFFECTS. MODERN CONVENIENCES. SUPERIOR SERVICE. Each apt. planned for convenience of housewife. Pantry adjoining kitchen. Close to every room. All large outside rooms; plenty of sunlight. Glass enclosed porches off kitchen. DELICIOUS ROOF GARDENS. 5-6 Rooms, 1 Bath; 7-8 Rooms, 2 Baths. Lease. Half Hour to Grand Central Station. Inspection Daily and Evenings. YONKERS REALTY EXCHANGE, 389 So. Broadway. Phone 5309 Yonkers.

TO LEASE, excellent apartment, 50 floor, large living room and balcony, two smaller rooms, also kitchenette and bathroom, between Broadway and West End; small exposure; hot water heat, electricity, references. 287 W. 121st St., Phone Columbia 6137.

24TH ST. 122 EAST (BETWEEN PARK AND LEXINGTON) NEW ROOMS. BATH, KITCHENETTE, \$1,200. PREMBRES OR PHONE MADISON SQUARE 7665.

14TH, 520 WEST—Entire floor private house; four rooms, bath; all improvements; steam heat; \$75 month. Addition 1255.

4 AND 5 ROOMS, exceptionally large; southern exposure. 654 St. Nicholas av., ring outside bell.

Brooklyn
10-20 WESTMINSTER ROAD, corner Caten av., at Prospect Park, 17 minutes from financial district; high class residential neighborhood; 12 modern apartment buildings just completed, suites of 2 and 3 large outside rooms with 7 and 8 closets; California bungalows or apartments; superbly equipped; perfect appointments; decorations to suit; excellent church av. express station, B. R. T. subway.

REAL ESTATE FOR EXCHANGE
East Side near B'klyn Bridge
Modern left building with two street entrances. Well rented to good tenants. Price attractive. Easy terms. Low operating expenses. Will show fine investment on equity. Will consider country property in Connecticut, in exchange as part payment. Full particulars to principle only from RULAND & BENJAMIN 14 East 48th Street. Vanderbilt 9363

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MONTCLAIR
J. J. SCHWARTZ, Plainfield Properties, 240 W. Front St. Ph. 2692

WESTCHESTER COUNTY REAL ESTATE
SOUTH YONKERS
NEW TWO-FAMILY HOUSES
Six-room apartments, enclosed sun porch, southern exposure; breakfast nook, bath with shower; double garages. ALBERT LOCKWOOD, builder, residence 547 Van Cortlandt Park av. Phone 4204.

LONG ISLAND REAL ESTATE
LYNBROOK SACRIFICE \$6750
New semi-bungalow, 6 rooms, bath, steam; gas, electricity; concrete cellar; spacious porches, shade, sidewalks; two lots, select neighborhood; cash \$1,500. O'CONNOR, INC., 47 Atlantic av., Long Island City.

ALONG THE SOUTH SHORE
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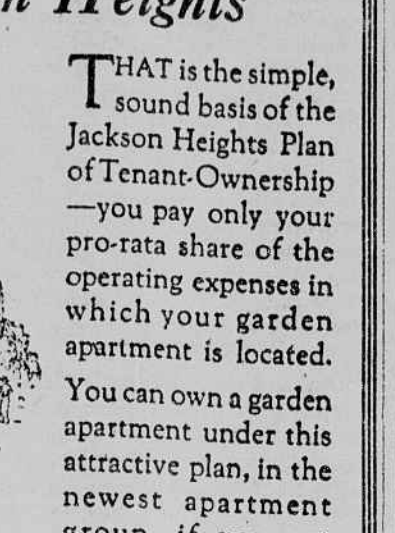
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